



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

4/27/2017

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date in the Building Inspections Conference Room, 1st Floor, 2 George St. The following applications were reviewed:

1 123 & 125 MOULTRIE STREET

PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION

Address: 123 & 125 MOULTRIE STREET

Location: PENINSULA

TMS#: 4600301039 & 055

Acres: 0.30

Lots (for subdiv): 4

Units (multi-fam./Concept Plans):

Zoning: DR-1

☐ new BP approval tracking

City Project ID #: 160922-MoultrieSt-1

City Project ID Name: TRC_PP:123and125MoultrieStreet[3lots]

Submittal Review #: 3RD REVIEW

Board Approval Required:

Owner: ION VENTURE, LLC

Applicant: BARRY COHN

Contact: BARRY COHN

843-200-0188

barry.w.cohn@gmail.com

Misc notes: Revised preliminary subdivision plat to create four lots

RESULTS: Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

2 FAMOUS TOASTERY

SITE PLAN

Project Classification: SITE PLAN

Address: MAYBANK HIGHWAY

Location: JAMES ISLAND

TMS#: 4240000038

Acres: 0.846

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: GP

☒ new BP approval tracking

City Project ID #: 170411-Promenade VistaSt-1

City Project ID Name: TRC_SP:FamousToasteryMaybank

Submittal Review #: PRE-APP

Board Approval Required: DRB, BZA-SD

Owner: JLW MAYBANK

Applicant: SITECAST, LLC

Contact: CHRIS DONATO

843-224-4264

cdonato@sitecastsc.com

Misc notes: Construction plans a for a mixed use development and associated improvements.

RESULTS: Revise and resubmit to TRC; Construction Activity Application, CSWPPP, SCDHEC NOI, SDSM submittal checklist & stormwater technical report required.

3 MEETING STREET APARTMENTS

SITE PLAN

Project Classification: SITE PLAN

Address: 530 MEETING STREET

Location: PENINSULA

TMS#: 4590501023, 024, 047, 055, 091-094

Acres: 1.4

Lots (for subdiv):

Units (multi-fam./Concept Plans): 114

Zoning: MU-2/WH

☒ new BP approval tracking

City Project ID #: 150604-MeetingSt-1

City Project ID Name: TRC_SP:MeetingStreetApartments

Submittal Review #: 2ND REVIEW

Board Approval Required: BZA-Z, BZA-SD, BAR

Owner: 530 MEETING STREET RESIDENTAIL PARTNERS, LLC

Applicant: THOMAS AND HUTTON ENGINEERING CO.

Contact: BRIAN RILEY

843-725-5229

riley.b@thomasandhutton.com

Misc notes: Construction plans for a new mixed use development with 114 residential units.

RESULTS: Revise and resubmit to TRC; Construction Activity Application, CSWPPP, Architectural Plumbing plans & stormwater technical report required.

#4 PORT CITY PARTNERS

SITE PLAN

Project Classification: SITE PLAN

Address: 1519 KING STREET

Location: PENINSULA

TMS#: 4641000087

Acres: 1.1

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: HI

☒ new BP approval tracking

City Project ID #: 170207-KingSt-1

City Project ID Name: TRC_SP:PortCityPartners

Submittal Review #: 1ST REVIEW

Board Approval Required: DRB

Owner: PORT CITY PARTNERS

Applicant: FORSBERG ENGINEERING & SURVEYING, INC. 843-571-2622

Contact: TREY LINTON tlinton@forsberg-engineering.com

Misc notes: Construction plans for parking lot improvements and associated improvements.

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

#5 HARMONY (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

Address: PINEHURST AVENUE & SHELBY RAY COURT

Location: WEST ASHLEY

TMS#: 3060000003

Acres: 166.39

Lots (for subdiv): 215

Units (multi-fam./Concept Plans): 215

Zoning: PUD

☒ new BP approval tracking

City Project ID #: 170411-PinehurstAve-1

City Project ID Name: TRC_RC:HarmonySubdivision[Roads]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC, BZA-SD

Owner: HARMONY WEST ASHLEY, LLC

Applicant: CIVIL SITE ENVIRONMENTAL 843-849-8945

Contact: JASON MILNER jmilner@civilsiteenv.com

Misc notes: Road construction plans for a major subdivision.

RESULTS: Revise and resubmit to TRC; Construction Activity Application, CSWPPP, SCDHEC NOI, SDSM submittal checklist, stormwater technical report & traffic impact study required.

#6 WILSON'S CORNER

SITE PLAN

Project Classification: SITE PLAN

Address: 1614 GRIMBALL ROAD EXTENSION

Location: JAMES ISLAND

TMS#: 4270000021 & 022

Acres: 1.855

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: LB

☒ new BP approval tracking

City Project ID #: 170411-Grimball RoadExt-1

City Project ID Name: TRC_SP:WilsonsCorner

Submittal Review #: PRE-APP

Board Approval Required: DRB, BZA-SD

Owner: SCAN ASSETS, LLC

Applicant: DANGERFIELD ENGINEERING & SURVEYING, LLC 843-509-3337

Contact: JOHN john@dangerfieldengr.com
DANGERFIELD, II

Misc notes: Construction plans for a retail-commercial development and associated improvements.

RESULTS: Revise and resubmit to TRC; Construction Activity Application, CSWPPP, SCDHEC NOI, SDSM submittal checklist, stormwater technical report & traffic impact study required.

#7 GO STORE IT JOHNS ISLAND

SITE PLAN

Project Classification: SITE PLAN

Address: 3289, 3269 MAYBANK HIGHWAY

Location: JOHNS ISLAND

TMS#: 2790000202, 203 & 204

Acres:

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: PUD

☒ new BP approval tracking

City Project ID #: 170411-MaybankHwy-1

City Project ID Name: TRC_SP:GoStoreItJohnsIsland

Submittal Review #: PRE-APP

Board Approval Required: DRB

Owner: WHITE POINT PARTNERS

Applicant: EARTHSOURCE ENGINEERING 843-881-0525

Contact: GILES BRANCH admin@earthsourceeng.com

Misc notes: Construction plans for climate controlled storage facility and associated improvements.

RESULTS: Revise and resubmit to TRC; Construction Activity Application, CSWPPP, SCDHEC NOI, SDSM submittal checklist, stormwater technical report & traffic impact study required.

#8 THE WONDERER VENUE**SITE PLAN**

Project Classification: SITE PLAN

Address: 1705 MEETING STREET

Location: PENINSULA

TMS#: 4640600009

Acres: 0.7

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: UP

☒ new BP approval tracking

City Project ID #: 170417-1705Meeting StreetRd-1

City Project ID Name: TRC_SP:TheWondererVenue

Submittal Review #: PRE-APP

Board Approval Required: DRB

Owner: PENINSULA PARTNER HOLDINGS, INC.

Applicant: EARTHSOURCE ENGINEERING

843-881-0525

Contact: GILES BRANCH

admin@earthsourceeng.com

Misc notes: Construction plans for a pool venue and associated improvements.**RESULTS:** Revise and resubmit to TRC; Construction Activity Application, CSWPPP, SCDHEC NOI, SDSM submittal checklist, stormwater technical report & traffic impact study required.

#9 FARR STREET EXTENSION (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: FARR STREET

Location: DANIEL ISLAND

TMS#: 2750000182

Acres: 12.66

Lots (for subdiv): 3

Units (multi-fam./Concept Plans):

Zoning: DI-R

☒ new BP approval tracking

City Project ID #: 170411-FarrSt-1

City Project ID Name: TRC_PP:FarrStreetExtension[Plat]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC

Owner: GREYSTAR GP II, LLC

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC.

843-884-1667

Contact: PATTERSON FARMER

pfarmer@seamonwhiteside.com

Misc notes: Preliminary subdivision plat to create 3 lots and right-of-way extension.**RESULTS:** Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

#10 FARR STREET EXTENSION (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: FARR STREET

Location: DANIEL ISLAND

TMS#: 2750000182

Acres: 12.66

Lots (for subdiv): 3

Units (multi-fam./Concept Plans):

Zoning: DI-R

☒ new BP approval tracking

City Project ID #: 170411-FarrSt-2

City Project ID Name: TRC_RC:FarrStreetExtension[Roads]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC

Owner: GREYSTAR GP II, LLC

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC.

843-884-1667

Contact: PATTERSON FARMER

pfarmer@seamonwhiteside.com

Misc notes: Road construction plans for a right-of-way extension.**RESULTS:** Revise and resubmit to TRC.

#11 595 KING STREET (ESP)**SITE PLAN**

Project Classification: SITE PLAN

Address: KING STREET

Location: PENINSULA

TMS#: 4600802018, 019, 020, 022

Acres: 1.25

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: MU-2/WH

☒ new BP approval tracking

City Project ID #: 170228-595KingSt-1

City Project ID Name: TRC_SP:595KingSt[EarlySitePackage]

Submittal Review #: 3RD REVIEW

Board Approval Required: BAR, BZA-SD

Owner: ARMADA HOFFLER PROPERTIES/SPANDREL DEVELOPMENT PARTNE

Applicant: ADC ENGINEERING, INC.

843-566-0161

Contact: JEFF WEBB

jeffw@adcengineering.com

Misc notes: ESP construction plans for a new mixed-use building over parking and associated improvements.**RESULTS:** Revise and resubmit to TRC.

12 NABORS DRIVE TOWNHOMES (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: NABORS DRIVE

Location: JAMES ISLAND

TMS#: 4281600013, 046-048 & 052

Acres: 3.87

Lots (for subdiv): 25

Units (multi-fam./Concept Plans): 25

Zoning: DR-9

Misc notes: Road construction plans for a 25 lot single-family attached subdivision.

☐ new BP approval tracking

City Project ID #: 170306-NaborsDr-2

City Project ID Name: TRC_RC:NaborsSubdivision[Roads]

Submittal Review #: 2ND REVIEW

Board Approval Required: PC

Owner: PULTE HOME CORPORATION

Applicant: ADC ENGINEERING, INC.

Contact: CHRIS COOK

843-566-0161

chrisc@adcengineering.com

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Engineering for stamping.

13 ESSEX VILLAGE (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: HENRY TECKLENBURG DRIVE

Location: WEST ASHLEY

TMS#: 3090000003

Acres: 12.66

Lots (for subdiv): 41

Units (multi-fam./Concept Plans): 41

Zoning: PUD (ESSEX VILLAGE)

Misc notes: Preliminary subdivision plat for a new 41 lot subdivision and associated improvements.

☐ new BP approval tracking

City Project ID #: 170306-HenryTecklenburgDr-1

City Project ID Name: TRC_PP:EssexVillage[Plat]

Submittal Review #: 2ND REVIEW

Board Approval Required: PC, BZA-SD

Owner: ESSEX FARMS, AP

Applicant: THOMAS & HUTTON ENGINEERING CO.

Contact: SCOTT GREENE

843-725-5223

greene.s@thomasandhutton.com

RESULTS: Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

14 ESSEX VILLAGE (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: HENRY TECKLENBURG DRIVE

Location: WEST ASHLEY

TMS#: 3090000003

Acres: 12.66

Lots (for subdiv): 41

Units (multi-fam./Concept Plans): 41

Zoning: PUD (ESSEX VILLAGE)

Misc notes: Road construction plans for a new 41 lot subdivision and associated improvements.

☐ new BP approval tracking

City Project ID #: 170306-HenryTecklenburgDr-2

City Project ID Name: TRC_RC:EssexVillage[Roads]

Submittal Review #: 2ND REVIEW

Board Approval Required: PC, BZA-SD

Owner: ESSEX FARMS, AP

Applicant: THOMAS & HUTTON ENGINEERING CO.

Contact: SCOTT GREENE

843-725-5223

greene.s@thomasandhutton.com

RESULTS: Revise and resubmit to TRC.

15 OAKSIDE APARTMENTS**SITE PLAN**

Project Classification: SITE PLAN

Address: MAIN ROAD & BROWNSWOOD ROAD

Location: JOHNS ISLAND

TMS#: 2790000237

Acres: 2.02

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: LB

Misc notes: REVISED construction plans for one apartment building with parking under and associated improvements.

☒ new BP approval tracking

City Project ID #: 160726-MainRd-1

City Project ID Name: TRC_SP:OaksideApartments

Submittal Review #: 1ST REVIEW

Board Approval Required: DRB, BZA-SD

Owner: OAKSIDE APARTMENTS SC LLC

Applicant: CLINE ENGINEERING, INC.

Contact: MATT CLINE

843-991-7239

matt@clineeng.com

RESULTS: Revise and resubmit to TRC.

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division. Individuals with questions concerning the above items should contact Tim Keane, TRC Chair and Director of the Department of Planning, Preservation and Sustainability at Innovation at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays.